



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanIt.

Southmead, Mill Lane, Willaston

Mill Lane, Willaston, Wirral CH64 1RL

Offers Over £995,000

6 Bedroom
 3 Reception
 3 Bathroom
 F

****Substantial Detached Period Property - Extremely Prestigious Area - Expansive and Private Plot - No Onward Chain****

Hewitt Adams are excited to offer to the market for sale 'Southmead' a traditional, circa 1920's detached home occupying an unrivalled and expansive plot on Mill Lane, one of the most sought after and prestigious roads in Willaston. A short walk to Willaston Village and a short journey to excellent local amenities, good transport links and catchment for highly acclaimed schools. The property is bursting with character and charm and retains many of its original features.

In brief the bright, spacious and versatile accommodation arranged over three floors comprises; porch, entrance hallway, living room, dining room, kitchen/diner, utility room leading to the double garage, walk in pantry, shower room. To the first floor there are FOUR bedrooms, one befitting ensuite, a spacious family bathroom, a study area and WC. The second floor accommodates two further double bedrooms and a store room (which could be turned into a second floor bathroom)

Externally, the property has a wrap around plot with a large private gravel driveway accessed from Mill Lane providing ample off road parking and turning for numerous vehicles, flagpole, there is also a front garden with established borders and secure boundaries, a further driveway to the side of the property with garage access (access from Briardale Road) The expansive, sunny garden to the rear and side of the property is mainly laid to lawn with secure boundaries, mature shrubs and trees, vegetable plots, a large greenhouse, an elevated patio area, the garden offers a high degree of privacy.

Porch

6'06 x 4'06 (1.98m x 1.37m)

Timber front door with windows either side, cloak storage, further door to entrance hallway.

Hall

17'06 x 10'00 (5.33m x 3.05m)

Stairs to first floor, tubular central heating radiator, window to side aspect, under stair storage cupboard, doors to;

Dining Room

20'10 x 19'00 (6.35m x 5.79m)

Box bay windows to front and side elevations, two central heating radiators, open fire with feature surround.

Living Room

18'11 x 17'01 (5.77m x 5.21m)

Sliding doors opening to garden, box bay window to side aspect, central heating radiator, gas fire.

Shower Room (Ground floor)

8'11 x 5'11 (2.72m x 1.80m)

WC, wash hand basin, corner shower cubicle, two windows to front aspect, towel radiator, part tiled.

Pantry

Window to side, range of shelving.

Kitchen/Diner

20'04 x 12'05 (6.20m x 3.78m)

A recently refitted kitchen comprising a range of wall and base units with complimentary work tops incorporating sink and drainer, double oven, microwave, space for fridge freezer, breakfast bar, tiled flooring, window to side aspect, dining area perfect for a dining table, window and door leading to the garden.

Utility Room

14'07 x 13'08 (4.45m x 4.17m)

Window and door leading to side, space and plumbing for washing machine, tumble dryer and additional white goods, door to double garage.

First Floor Landing

Central heating radiator, staircase to second floor, doors to;

Master Bedroom

19'01 x 17'01 (5.82m x 5.21m)

Box bay window to side aspect, window to front elevation, central heating radiator, fitted wardrobes.

Bedroom 2

19'01 x 17'02 (5.82m x 5.23m)

Box bay window to side aspect with window seat, window to rear elevation, central heating radiator, fitted wardrobes, door to ensuite.

Ensuite

7'06 x 3'08 (2.29m x 1.12m)

Comprising WC, wash hand basin, shower cubicle, part tiled.

Bedroom 3

12'04 x 10'00 (3.76m x 3.05m)

Window to rear elevation, central heating radiator, fitted wardrobes.

Bedroom 4

10'09 x 8'10 (3.28m x 2.69m)

Window to front elevation, central heating radiator, fitted wardrobes.

Family Bathroom

9'09 x 9'06 (2.97m x 2.90m)

Comprising WC, bidet, bath, wash hand basin, towel radiator, window to rear elevation.

Store

5'00 x 4'02 (1.52m x 1.27m)

Window to side aspect.

WC

WC, Window to side aspect.

Second Floor Landing

Eaves storage, doors to;

Bedroom 5

17'03 x 11'06 (5.26m x 3.51m)

Velux window, window to rear elevation, central heating radiator, wardrobes, eaves storage.

Bedroom 6

17'01 x 11'00 (5.21m x 3.35m)

Velux window, window to front elevation, central heating radiator, wardrobes, eaves storage.

Store

7'02 x 5'09 (2.18m x 1.75m)

Storage room which could be turned into a bathroom or walk in wardrobe.

Double Garage

18'01 x 16'09 (5.51m x 5.11m)

Up and over electric door, lighting and power, further storage area, WC and hand basin, door leading to the garden.

